

Guide for the Creation of
SummerCamp Beach

A Guide for the Creation of
SummerCamp Beach



Issued by Declarant January 20, 2022

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Introduction

The SummerCamp Beach community is a coastal community nestled along the Gulf coast and wooded hammocks of St. James Island. The lots in the community are organized by Lot Type and the Lot Types identify the requirements of house placement, setbacks, maximum area under roof and maximum lot coverage. Landscape palettes are identified by the lot ecotone, and Firewise Communities/USA provides information regarding fire safety around your home.

These design guidelines are intended to provide direction with regard to house placement, building materials and clarify other parameters to ensure consistency with the engineering design for the community. Owners and their architects will be required to work within these parameters to develop a home composition that meets their vision and needs.

There is no separate pattern book for the SummerCamp Beach community. Rather, these Guidelines are intended to clarify the requirements for designing a home in the community.

House Size and Lot Types

Minimum house size shall be 1 story. Maximum house size shall be up to 3 habitable stories and maximum building height shall not exceed 35'. Building height is measured from the first habitable finish floor elevation to the highest point on the main roof. Each lot shall have one single-family residence and associated parking.

The first level finish floor elevation will be set by FEMA elevation or Franklin County code. Where finish floor elevations allow, parking can be accommodated below an elevated living space or in an attached or detached structure.

The following lot types have been established based on size, shape, orientation, setbacks and proximity to natural areas.

Beach Front A Lots:	West Lots 96-115
Beach Front B Lots:	West Lots 58, 59, 78-95
Beach Front C Lots:	West Lots 60-77
Village Lots:	West Lots 116-167
Waterfront Lots:	East Lots 462-475
Camp Lots:	East Lots 335-394; 406-423
Preserve Lots:	East 476-482; 483-484
Dune Lots:	East 485-499

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House Placement – Lot Coverage

Lot coverage is defined as the area covered with a house, garage, carport, raised deck, stairs, pool, pool deck, pool-related structures and impervious paving surface or any other type of building structure. Lot coverage for each lot type is provided in the design standards beginning on Page 4.

House Placement – Setback Zones

Building Site Setback Zones define the area in which construction is permitted on each lot and are typically identified by a specific distance from the property boundary or other jurisdictional boundary such as a wetland boundary. The Building Site Setback Lines and accompanying numerical notation shall be provided in Site Plan of all submittals. There are some encroachments allowed into the Building Site Setback Lines. These include drives, walks, paths and landscaping. Some lots may have portions of wetland buffers located on the lot. No clearing or other construction activity can occur in the wetland buffers.

Each lot is divided into different setback zones that define clearing limits and placement of structure. Some areas on your lot may have overlapping zones.

1. Building Setback – The Building Setback is the minimum clear area between the property line and any built structure. This setback is typically identified by a line which is offset from the property boundary by the required setback distance. The setback line is typically 10' (unless otherwise noted) from each property boundary (front, sides and rear). A more restrictive setback may be dictated by one of the following:
 - a. Any jurisdictional lines established by local, state and federal regulations; or
 - b. 10' from any wetland setback that may be part of the lot, included as a wetland setback is the 50' setback from the mean high water line of the Gulf of Mexico.
2. Buildable Area – The Buildable Area is the area of the lot that lies within the building setback lines.
3. Native Zone/Firewise Area – This zone refers to the side and front building setback areas. Clearing in this zone is limited to clearing required for driveways, utility easements, drainage easements, pedestrian easement, nature trails and required wetland mitigation activities. The rest of the Native Zone/Firewise Area shall be maintained in a manner to limit spread of fire. Maintenance of the Native Zone shall include the following:
 - a. Removal of ladder fuels by hand pruning any tree limbs between any grasses on the ground up to 10' on the tree; and
 - b. Removal of leaf clutter from all roof structures and yards; and

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- c. Limit the use of pine straw as a mulch; and
 - d. Removal of all dead branches and any tree limbs overhanging any structures.
4. Natural Vegetated Buffer – This buffer zone refers to the side and rear building setback areas. This buffer should remain intact and undisturbed. Any activities undertaken in this buffer area shall be in accordance with any approvals that may be required in the Community Covenants and Restrictions and shall be limited to the following:
- a. Maintenance and clearing associated with nature trails and wetland mitigation activities;
 - b. A footpath through the buffer not to exceed 10’ in width and ending in a 10’x10’ platform which platform may be located in this zone;
 - c. Vegetative understory may be maintained to limit ladder fuels and allow views;
 - d. All vegetation below 3’ in height should be maintained in a natural condition;
 - e. Dead trees may be removed and live trees may be thinned to mitigate fire fuel loading.
5. Parking Zone – This zone refers to the area within the lot used for a driveway to access parking for the home.

Lot Design Standards by Lot Type

Lot design standards are provided by lot type below.

Beach Front A Lots: West Lots 96-115

Maximum Stories	3
Maximum Area Under Roof	6,500 Square Feet
Maximum Lot Coverage	3,000 Square Feet
Minimum Conditioned Space	1,300 Square Feet
FFE to Roof Peak	35’ Maximum Height

Setback Location	Distance	Notes
Front (at the street)	10’	
Side	10’	
Rear	10’	If there is an adjacent Pedestrian Easement, the Pedestrian Easement Distance is used.
Pedestrian Easement	18’	

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Beach Front B Lots: West Lots 58, 59, 78-95

Maximum Stories	2
Maximum Area Under Roof	6,000 Square Feet
Maximum Lot Coverage	3,420 Square Feet
Minimum Conditioned Space	1,300 Square Feet
FFE to Roof Peak	35' Maximum Height

Setback Location	Distance	Notes
Front (at the street)	10'	
Side	10'	
Rear	10'	If there is an adjacent Pedestrian Easement, the Pedestrian Easement Distance is used.
Pedestrian Easement	28'	

Beach Front C Lots: West Lots 60-77

Maximum Stories	1 ½
Maximum Area Under Roof	5,677 Square Feet
Maximum Lot Coverage	3,785 Square Feet
Minimum Conditioned Space	1,300 Square Feet
FFE to Roof Peak	35' Maximum Height

Setback Location	Distance	Notes
Front (at the street)	10'	
Side	10'	
Rear	10'	If there is an adjacent Pedestrian Easement, the Pedestrian Easement Distance is used.
Pedestrian Easement	38'	

Village Lots: West Lots 116-167

Maximum Stories	3
Maximum Area Under Roof	6,000 Square Feet
Maximum Lot Coverage	3,300 Square Feet
Minimum Conditioned Space	1,300 Square Feet
FFE to Roof Peak	35' Maximum Height

Setback Location	Lots	Distance
Front (at the street)		10'
Side		10'
Rear		10'
Pedestrian Easement	151, 152, 154, 158, 160, 167	20'
	143, 145, 146	18'

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Waterfront Lots: East Lots 462-475

Maximum Stories	Lots 470-475: 2 Lots 462-469: 3
Maximum Area Under Roof	6,500 Square Feet
Maximum Lot Coverage	3,250 Square Feet
Minimum Conditioned Space	1,300 Square Feet
FFE to Roof Peak	35' Maximum Height

Setback Location	Distance	Notes
Front (at the street)	10'	
Side	10'	
Rear	10'	
Archeological Site	1'	This setback is specific to Lot 471 and Lot 472.

Camp Lots: East Lots 335-394; 406-423

Maximum Stories	3
Maximum Area Under Roof	6,500 Square Feet
Maximum Lot Coverage	3,000 Square Feet
Minimum Conditioned Space	1,300 Square Feet
FFE to Roof Peak	35' Maximum Height

Setback Location	Distance	Notes
Front (at the street)	10'	
Side	10'	
Rear	10'	

Preserve Lots: East 476-482; 483-484

Maximum Stories	3
Maximum Area Under Roof	6,200 Square Feet
Maximum Lot Coverage	3,500 Square Feet
Minimum Conditioned Space	1,300 Square Feet
FFE to Roof Peak	35' Maximum Height

Setback Location	Distance	Notes
Front (at the street)	10'	The setback for all Preserve Lots is measured from the property line or any wetland setback which may occur on the lot, whichever is more restrictive.
Side	10'	
Rear	10'	

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Dune Lots: East 485-499

Maximum Stories	3
Maximum Area Under Roof	6,500 Square Feet
Maximum Lot Coverage	3,600 Square Feet
Minimum Conditioned Space	1,300 Square Feet
FFE to Roof Peak	35' Maximum Height

Setback Location	Distance	Notes
Front (at the street)	10'	
Side	10'	Lot 499 has a 50' setback from adjacent neighborhood.
Rear (at the Gulf)	10'	From any wetland setback

Automotive Parking and Drives

Car parking, including trellis screens, carports, porch cocheres, carriage houses and garages shall be designed to complement the home.

All parking for the home shall be provided on site. Parking on the street is not allowed. The parking requirements for all lots are below.

Bedrooms	Off Street	On Street
1, 2 or 3 bedroom units	2 auto spaces and 1 cart	Not Allowed
4 or 5 bedroom units	3 auto spaces and 1 cart	Not Allowed
6+ bedroom units	4 auto spaces and 2 carts	Not Allowed
Carriage House	1 extra space and 1 cart	Not Allowed

Automotive drives and curb cuts are to be clearly defined and dimensioned in Site Plan of all submittals. All driveways shall be a maximum width of 12' and clearing for driveways shall be limited to maximum of 14'.

The driveway to the street shall also be shown on the landscape/hardscape plan. Acceptable driveway materials include stone, concrete, pavers, loose stone, brick or a mix of no more than 3 materials.

House Composition

SummerCamp Beach lots are intended to take advantage of site specific features such as existing vegetation and views of natural features like the Gulf of Mexico, ponds, and marshes or other wetland features.

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Acceptable materials for the home include the following: hardwood siding, wood shingles, wood shakes, hardboard or cementitious siding, galvalume, galvanized or corrugated metal. A mix of materials is encouraged, but should be limited to no more than 3.

Colors should be limited to a wall color, trim color and accent color. Color selections should complement the surrounding area.

Secondary Elements, Accessory Structures

Towers, cupolas, light monitors and widow's walks are permitted on all lots, however the highest point of the roof may not exceed 35' above the habitable first floor elevation.

Accessory Structures may be distinct from the home or may be incorporated into and attached to the home. Examples of Accessory Structures include out buildings, storage structures, garages, carriage houses, pool house, cabana, greenhouse, gazebo, trellis, arbor, patio, deck.

Carriage Houses and Garages

Carriage houses or garages are permitted on all lots and are subject to the following design parameters:

- Garage doors are to be for single bays only.
- Carports below carriage houses must be screened to reduce the impact of automobiles on the lot and the community
- Garages may incorporate ½ bay for golf cart parking, charging and storage.

Porches, Decks

Porches should adhere to the following design parameters:

- Homes may have more than 1 porch.
- Conditioned enclosure of porches should have the appearance of a porch bay(s) infill with columns remaining visible.
- Porches and verandahs may be screened.
- Screens shall not run in front of the porch structure.

Windows, Doors, and Shading Devices

Windows, doors, and shutters should adhere to the following design parameters:

- Windows may be wood frame, aluminum clad, aluminum or vinyl. Highly reflective material including foil is not allowed.

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- Doors may be solid or include glazing and side lights.
- Shading devices include awnings, shutters, Bermuda shutters or lattice overhangs.
- Shading device materials include fabric, wood, fiberglass, aluminum. Unless fabric, the shading devices must be painted, stained or powder coated.

Foundations

The finished first floor elevation shall meet the requirement of all applicable codes and standards. The Foundations should adhere to the following design parameters:

- Foundations may be concrete or masonry piers, pilings (wood or concrete) or stem walls.
- Foundations using pilings or piers may be required to have screening material.
- Foundations may be painted or stained.

Roofs

Roofs should adhere to the following design parameters:

- Galvalume 5V crimp, corrugated, low-profile standing seam, fire retardant wood shakes, fire retardant wood shingles, architectural shingles.
- Hip roof pitch between 3 and 10 in 12
- Gable roof pitch between 6 and 10 in 12
- Roof pitch of less than 3 in 12 not permitted
- Roof attachments such as ornamental ridge caps or weather vanes are permitted.
- Solar energy devices will be allowed on the roof of any structure.
- Ground-based solar arrays will not be allowed.

Fireplaces and Chimneys

Fireplace design parameters are as follows:

- Traditional wood stove, zero-clearance insert, authentic masonry construction or an Isokern or Superior Clay Rumford unit.
- Masonry, Isokern, and Superior chimneys shall be constructed from brick or stucco veneer on reinforced masonry or concrete
- Wood stoves and zero-clearance inserts may have galvanized pipe flues braced to meet coastal wind load criteria
- Chimneys shall be faced with tabby stucco, stucco, brick, stone, concrete or the same material as the home.
- Chimney dimensions shall be compatible in scale to the structure

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- Terra cotta chimney caps or simple metal shrouds are required and should be scaled to fit the chimney

Mechanical Screens

Mechanical screen design parameters are as follows:

- Permanent screening is required for mechanical units and can be landscaping.
- Mechanical units shall be grouped to minimize their impact
- Exposed vents, grilles, and other MEP components shall be coordinated with building elements.
- Terra cotta chimney caps or simple metal shrouds are required.
- Garbage enclosures should be wildlife proof.

Exterior Lighting

Exterior lighting shall be limited to porches, courtyards and to mark paths where necessary. The intent is to produce an enticing low level throughout the community that creates a warm ambience while maintaining views of the night sky and stars.

The light source shall be shielded from view to the greatest extent possible. Spotlights and floodlights shall only be used where needed for safety and security and shall not shine light on any part of neighboring property.

House Identification

Front address identification is required for all houses. All temporary house numbers shall be removed when construction is complete.

Landscape/Hardscape

When designing the landscape plan for the home, natural vegetation should be retained to the maximum extent, and the landscape design should focus on restoration of areas impacted by the home construction. All planting areas, sidewalks, paths, trails must be included on the landscape plan. Fountains, fire pits, yard decoration, playground equipment must be included on the landscape plans. Gardens and site structures may be incorporated into the landscape design and may include cutting gardens, kitchen gardens, herb gardens, butterfly gardens and site structures such as arbors, trellises, lattices, gazebos and pavilions. In addition, bird baths, fountains, basins and other water features may be incorporated into the landscape design.

Turf is limited to a maximum of 10% of the 8' clear zone around the house to further limit the need for irrigation and fertilization. Turf grass is required to be Bahia or St. Augustine. The

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approved landscape plants included herein are from the Native Plan Materials list identified in Waterwise Florida Landscapes. All lots have been categorized into three ecosystems and plant palettes for each zone are outlined herein.

- Only ground covers should be planted in a utility easement.
- Shrub planting is encouraged as a transition between ground covers and trees.
- Existing trees should be preserved when possible.
- No ground disturbance should occur within 5' of any preserved tree.
- No exotic or invasive plants may be planted.
- Acceptable materials for drives and walkways include gravel, crushed shell, boardwalks, pavers, stone, concrete, sand, pinestraw, mulch.

See below for approved plant materials.

Zone	Pine Flatwood	Sand Scrub	Wetland
East Lots	335-395; 406; 410-420	407-409; 421-423; 462-476; 485-499	
West Lots	78-82, 98-167	58-77; 83-97	477-484
Overstory Trees	Slash Pine Longleaf Pine Loblolly Pine Southern Magnolia	Sand Pine Southern Magnolia	Bald Cypress Red Maple
Mid Story Trees	Dahoon Holly Yaupon Holly Sweetbay Magnolia Red Bay East Palatka Holly	Yaupon Holly East Palatka Holly Chapman's Oak Sand Live Oak Turkey Oak Myrtle Oak	Dahoon Holly Loblolly Bay Sweet Bay Wax Myrtle Yaupon Holly
Shrubs	Chapman Rhododendron Coontie Scrub Mint Wild Rosemary Lowbush Blueberry Dwarf Yaupon Holly Fetterbush Gallberry/Inkberry Hammocksweet Azalea Highbush Blueberry Lantana Needle Point Holly Ocala Anise	Coontie Cumberland Rosemary Lowbush Blueberry Dwarf Yaupon Holly Saw Palmetto Shiny Blueberry St. John's Wort Yucca/Bear Grass Yaupon Holly	Coontie Dwarf Yaupon Holly Saw Palmetto Scrub Mint Wild Rosemary St. John's Wort Yucca/Bear Grass Yaupon Holly

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	Saw Palmetto Shiny Blueberry St. John's Wort Wax Myrtle Yucca/Bear Grass		
Grasses and Ground Covers	Blanket Flower Blue Eyed Grass Broomsedge Cinnamon Fern Fakatachee Grass Lopsided Indian Grass Muhly Grass Wiregrass	Blanket Flower Blue Eyed Grass Gopher Apple Lopsided Indian Grass Muhly Grass Wiregrass Wild Sage	Blanket Flower Blue Flag Iris Prairie Blue Flag Blue Eyed Grass Cordgrass Fakatachee Grass Lopsided Indian Grass Muhly Grass Purple Lovegrass Soft Rush Wiregrass Seashore Paspalum
Turf Grass	Bahia Grass St. Augustine Grass	Bahia Grass St. Augustine Grass	Bahia Grass St. Augustine Grass